

066.0

0005

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

924,500 / 924,500

USE VALUE:

924,500 / 924,500

ASSESSED:

924,500 / 924,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RANAGHAN STEPHEN D & JEANNINE	
Owner 2:	
Owner 3:	

Street 1: 17 EDGEHILL ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: YOUMELL MATTHEW B & KATRINA E -	
Owner 2: -	

Street 1: 17 EDGEHILL ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION

This parcel contains 6,240 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Veneer Exterior and 2380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6240		Sq. Ft.	Site		0	70.	0.97	12									425,041						425,000	

IN PROCESS APPRAISAL SUMMARY

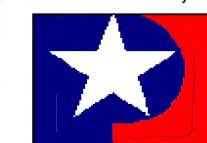
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6240.000	496,200	3,300	425,000	924,500		42536
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18

Total Card 0.14325 Entered Lot Size

Total Parcel 0.14325 Total Land:

Source: Market Adj Cost Total Value per SQ unit /Card: 388.53 /Parcel: 388.5 Land Unit Type:

Parcel ID 066.0-0005-0010.0


USER DEFINED
 Prior Id #1: 42536
 Prior Id #2:
 Prior Id #3:
 Prior Id #1:
 Prior Id #2:
 Prior Id #3:
 Prior Id #1:
 Prior Id #2:
 Prior Id #3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

!5692!

PRINT

Date	Time
12/10/20	20:32:50

LAST REV

Date	Time
04/16/19	14:57:17

apro

5692

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
YOUMELL MATTHEW	63483-177	4/14/2014	720,000 No No
ERNST HARRY & L	54690-150	5/14/2010	590,000 No No
ERNST HARRY & L	45387-474	6/15/2005 Family	1 No No N
	8999-247	1/1/1901 Family	No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Measured	372	PATRIOT
10/5/1999	Meas/Inspect	267	PATRIOT
12/1/1991		PM	Peter M

